



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Agenda
Wednesday May 25, 2016 at 7:00 PM
Township Meeting Room 2nd Floor**

The regular meeting of the Neptune Township Planning Board which has been duly constituted and advertised according to law is now called to order:

Fire exits are clearly marked at the side and rear of this room, if alerted of a fire, please move in a calm and orderly manner to the nearest smoke free exit.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

It is the policy of the Planning Board to end all matters no later than 11 p.m. No new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

After testimony by the applicant's attorney or his professional, questions will follow by the members of the Planning Board; at my direction, the public portion will be opened. Each individual from the public will be sworn in; give their name and address; and will be have one [1] five [5] minute session to speak. I ask that questions are directed to me, and not repeated. Time is not transferable. At the completion of the public portion, members of the Planning Board will make final comments prior to offering a resolution to either adopt or deny the proposal before them.

I. Roll Call and Flag Salute:

Richard Ambrosio
John Bonney
Dr. Michael Brantley
Rev. Paul Brown
Keith P. Cafferty (Alt #1)

Richard Culp
Dyese Davis
Robert Lane, Vice-Chair
Mychal Mills
Sharon Davis, Chair

Also Present: Mark G. Kitrick, Esq. Board Attorney
Peter R. Avakian, Board Engineer
Jennifer C. Beahm, Board Planner
Robin DeCorso of Torro Reporting, LLC
Kristie Armour, Board Secretary

II. Swearing in of Board Members: John Bonney, Class II and Robert Lane, Class IV

III. Correspondence:

- a. Application submitted by H2M Architects + Engineers to the NJDEP for Flood Hazard Area Individual Permit for NJ American Water Company Dredging Project Shark River Intake.

IV. Resolutions to be memorialized:

- a. **Resolution #16-13** – Adopting the Master Plan Amendment to the Community Facilities Element

Those Eligible to Vote: Richard Ambrosio, Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Robert Lane, Mychal Mills, and Sharon Davis

- b. **Resolution #16-14** – Adopting the Master Plan Amendment to the Utility Service Plan Element/Capital Improvement Plan 2015-2020

Those Eligible to Vote: Richard Ambrosio, Dr. Michael Brantley, Rev. Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Robert Lane, Mychal Mills, and Sharon Davis

- c. **Resolution #16-15** – **Gabriel J. Massa** - Block 375, Lot 12 – 3297 Route 66 – Approval of Minor Site Plan.

Those Eligible to Vote: Richard Ambrosio, Rev. Paul Brown, Keith P. Cafferty, Richard Culp, Dyese Davis, Robert Lane, Mychal Mills, and Sharon Davis

V. Applications under consideration for this evening:

- a. **PB15/15 – 645 Neptune Holdings, LLC** – Block 816, Lot 5.02 – 635 Neptune Boulevard – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to construct a school bus transit center for operation and storage of school buses. Applicant had a waiver hearing on December 23, 2015 at which time certain waivers were granted by the Board for completeness purposes. Applicant was also partially heard on January 27, 2016 and February 24, 2016. Applicant is represented by Mark A. Steinberg, Esq.

****RECEIVED REQUEST FROM MARK A. STEINBERG, ESQ. on April 29, 2016 to further carry this matter to the June 22, 2016 meeting with no further notice being required. The Applicant grants an extension of time in which the Board may act through the June 22, 2106 meeting or any other meeting thereafter if the June 22, 2106 meeting is canceled or cannot proceed for a lack of a quorum. ****

VI. Waiver Hearings ONLY:

- a. **PB16/04 – Ebenezer Church of God of Prophecy** – Block 713, Lot 2 – 1418 Monroe Avenue – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to construct a church with appurtenant site improvements including drives, parking, site lighting, landscaping, and associated improvements; however, it is necessary to review the various waivers requested/associated with the project prior to the application being deemed complete and/or further consideration by the Board. Applicant is represented by Thomas J. Hirsch, Esq.

VII. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, June 22, 2016 at 7:00 PM.
- b. With no further business before the Board a motion to adjourn was offered by _____ to be moved and second by _____, meeting closed at _____ PM.

PB15/15 – 645 Neptune Holdings, LLC – Block 816, Lot 5.02 – 635 Neptune Boulevard – Applicant has submitted an application for Preliminary and Final Major Site Plan approval to construct a school bus transit center for operation and storage of school buses. Applicant had a waiver hearing on December 23, 2015 at which time certain waivers were granted by the Board for completeness purposes. Applicant is represented by Mark A. Steinberg, Esq.

Previously Enclosed w/ 12/23/15 and 1/27/15 and 2/24/16 Agenda Packages:

- Application and Checklists for Site Plan (dated 12/10/15)
- Deed of Subdivision (12/4/11)
- Zoning Officer's Denial (10/22/15)
- Building Specifications (5/21/15)
- Drainage System Design Report (1/8/16)
- Statement of Environmental Impact (1/11/16)
- Traffic Study (1/13/16)
- Preliminary and Final Site Plans (11 Sheets) (1/8/16)
- Preliminary and Final Site Plans (13 sheets) (1/27/16)
- Building Narrative, Photo, and Architecturals (1/19/16)
- Phase I Environmental Assessment (1/30/08)
- Drainage System Design Report (2/11/16)

Previously Enclosed Correspondence:

- Township Engineer's Completeness Review (12/17/15)
- Traffic Bureau Comments (1/20/16)
- Township Engineer's Review Report (1/21/16)
- Board Planner/Engineer's Review Report #1 (1/25/16)
- Monmouth County Planning Board (2/8/16)
- Environmental/Shade Tree Commission's Review (2/18/16)
- Board Planner/Engineer's Review Report #2 (2/22/16)
- Township Engineer's Review Report (2/22/16)

Board notes:

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Motion offered by _____ to be moved and second by _____

Ambrosio ___ Bonney ___ Brantley ___ Rev. Brown ___ Culp ___ D. Davis ___ Lane ___ Mills ___ S. Davis ___

Alternates: Keith P. Cafferty (Alt 1) ___

If any board member cannot attend, please call or email the board office at 732-988-5200 ext 278 or at karmour@neptunetownship.org.

